



Town of Wyoming  
Special Emergency Council Meeting  
Wyoming Town Annex  
February 14, 2014  
1:30 P.M.

CALL TO ORDER – Mayor Rife called the Meeting to order at 1:30 p.m.

Council attending: Mayor Dale Rife, Councilwoman Georgette Williams

Council Absent: Vice Mayor Terry Witt, Secretary Jaci Stokes, Councilwoman Lisa Fulcher

Staff attending: Town Clerk Pam Haddick

Audience attending: None

Mr. Greg Williams of DNREC was present to discuss the Flood Plain Ordinance that the Town has been asked to adopt. At the current time flood insurance is available to any resident of the Town of Wyoming because we joined the program in 1981. Updates were done in 1989 and again in 1991. Regular Homeowner's insurance will not cover flood damage. We must adopt the new ordinance before July, 2014 in order for our residents to be able to continue purchasing flood insurance.

Wyoming only has two residences within our boundary that are actually in the flood plain. One is on the Wyoming Mill Pond and the other is behind properties on Front Street up against the Isaac Branch. Anyone within a flood plain who has a mortgage is required to have flood insurance by their mortgage company. If you are in the flood plain, the premiums would be a little higher than those not in the flood plain but not too much. Flood insurance for most residences is very affordable.

Mr. Williams made several suggestions that the Town should start following:

- Add a box to our building permit forms that can be checked if the new construction is in a flood plain.
- Mark property file folders that are in the flood plain so that they stand out from other property file folders.
- Any new construction or substantial improvement to a property in the flood plain should require a FEMA Elevation Certificate.
- No variances should be allowed on any new construction in the flood plain. The only exception might be that the property owner could request a variance to allow their elevation to be 16" rather than the 18" our ordinance requires. We should not allow anything over that.

In July when all the municipalities and the counties have adopted their new Flood Plain Ordinances, we will receive a new Flood Plain Map which must stay on file in the municipality's office along with the FIS (Flood Insurance Study) and the FIRM (Flood Insurance Rate Map).

The meeting adjourned at approximately 2:45 p.m.

Respectfully Submitted,  
Pamela Haddick, Town Clerk